



**INDUSTRIAL / LOGISTICS  
/ TRADE COUNTER**

2,500 – 10,000 Sq Ft  
(232 – 928 Sq M)

**RENT: UPON APPLICATION**

Brand New Gated  
Warehouse /  
Business Unit with  
Parking on Popular  
Industrial Estate

**\* COMING SOON \***

- + Situated on Popular Littlehampton Industrial Estate in West Sussex
- + Construction Due To Complete March 2026
- + Open Plan Warehouse Accommodation Benefitting From 6M Eaves Height, 3 Phase Electricity, Concrete Flooring, 4x Roller Shutter Doors
- + Potential To Split Into Various Unit Sizes
- + Contact Sole Agents Justice & Co To Discuss & Request Full Information Pack



## Location

The development is strategically located on Fort Road and forms part of an established commercial centre on the south coast in Littlehampton, West Sussex.

The development benefits from excellent road communications being directly located off the A259 bypass, a coastal road providing access to neighbouring towns such as Bognor Regis (7 miles west), Worthing (9 miles east), Brighton (22 miles east) and London (65 miles north). The A27 dual carriageway is conveniently located 2.5 miles (4km) to the north, providing links to the south coast conurbation, M23 and M25 motorways. Rail communications are good, with Littlehampton station providing direct and frequent links to Brighton (38 minutes) and London Victoria (1 hour 35 minutes) respectively. The train station is a fifteen minute walk from the development, making it popular and convenient for occupiers on site.

## Description

The new development offers flexible and versatile accommodation across both ground and first floors, with unit sizes ranging from approximately 2,500 sq ft to 10,000 sq ft. Units can be easily combined to create larger spaces tailored to occupiers needs as required.

Each unit benefits from generous ceiling heights of 6m, with 4 electronically operated sectional loading doors providing excellent access and usability. The ceiling height also makes the units suitable for operations requiring vertical clearance - such as vehicle lifts, storage racking, or light manufacturing processes - offering versatility for a wide range of occupiers.

Further benefits include:

- Full site-wide CCTV
- Access to Electric, Water & Telecoms
- Three-phase electricity supplied to every unit
- Full external LED lighting and LED lighting throughout each unit
- Secure gated development
- Allocated on-site parking (subject to terms)

Construction is due to be completed in March 2026. Viewings can be undertaken with supervision and by wearing the necessary PPE attire. Contact us for further information.

## Accommodation

| Floor / Name | SQ FT         | SQM        |
|--------------|---------------|------------|
| Unit 1       | 2,500         | 232        |
| Unit 2       | 2,500         | 232        |
| Unit 3       | 2,500         | 232        |
| Unit 4       | 2,500         | 232        |
| <b>Total</b> | <b>10,000</b> | <b>928</b> |

\*The above sizes are subject to final build specifications and are therefore subject to change.

## Terms

The unit/s are available on brand new FR&I Lease terms which are to be negotiated and agreed.

## Summary

- + **Rent** – Upon Application
- + **VAT** – Not To Be Charged
- + **Business Rates** – To Be Assessed Once Constructed
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – To Follow Once Constructed
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

## Viewing & Further Information

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